

State of the City Address

Fremont's mayor will present the annual State of the City Address at a luncheon hosted by the Fremont Chamber of Commerce on Friday, March 30, from noon to 2 p.m. at the Fremont Marriott Hotel. To buy tickets, call the Chamber at 795-2244 or go to Fremontbusiness.com.

The State of the City Address will be rebroadcast on Cable TV Channel 27, as well as posted to the City website at Fremont.gov by the end of the following week. For more information, call the City Manager's Office at 284-4000.

Fremont Redevelopment Agency Dissolved

On Dec. 29, 2011, the California Supreme Court ruled on the validity of two bills that were part of the State of California's efforts to close its significant budget deficit last year. Both bills eliminated Redevelopment Agencies by the State and basically eviscerated the most effective economic tools for local government. In its ruling, the Court upheld ABx1 26, which eliminated Redevelopment Agencies throughout California. It also struck down ABx1 27, which would have allowed Redevelopment Agencies to remain in operation as long as they made payments to the State. The Court's ruling set Feb. 1, 2012, as the dissolution date for Redevelopment Agencies, and left no mechanism for reinstatement.

At the Jan. 10 City Council meeting, the Council voted to make the City of Fremont the Successor Redevelopment Agency.

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Redevelopment was a tool for cities, like Fremont, to use to revitalize neighborhoods and business districts. Aside from losing \$35 million in redevelopment money each year (of which 20 percent was set aside by law for affordable housing) to improve blighted and underutilized Fremont properties, the City eliminated 8 positions from the Office of Housing and Redevelopment.

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Letter from Your City Manager

It was certainly a difficult start to the New Year. The passing of Mayor Bob Wasserman at the end of December marked the end of an era in Fremont's political history. Mayor Wasserman leaves behind a legacy to the City as well as the Fremont community. While on the Council, as well as serving as Fremont's Police Chief for 15 years, he helped shape the Fremont as we know it today. I look forward to working with Mayor Gus Morrison, who was appointed by the Council on Jan. 30 to fill the vacancy. He is well qualified to lead our City in the months ahead.

Another difficult aspect of the New Year was the elimination of redevelopment by the State. Redevelopment has always been a strong tool for economic development, and has fostered the entrepreneurial spirit needed to spur catalyst projects. Over the years, it has allowed us to build infrastructure, create new jobs, and revitalize neighborhoods and blighted properties.

As we adapt to this post redevelopment era, we are developing strategies to keep Fremont competitive. Some of these strategies include establishing non-monetary incentives to encourage private investment in Fremont such as streamlined and expedited permitting. We are also considering strategic fee reductions and requirements, like construction tax deferrals and reduced parking requirements as well as alternative funding mechanisms such as Infrastructure Financing Districts (IFDs). Lastly, we are seeking funding assistance for public facilities and commercial district enhancements, including federal grants for transportation projects and nonprofit contributions toward urban initiatives such as community events.

We will continue to fine tune these strategies so Fremont will be poised to attract development once the economy recovers. Several of Fremont's priority areas, including Downtown and Warm Springs, were never a part of a Redevelopment Area, and have provided us a head start in collecting and understanding alternative mechanisms to facilitate development.



Fred

Fred Diaz
City Manager

Did You Know?

Copper Wire Theft from City Street Lights



In the past seven months, copper wire theft repairs have cost the City approximately \$460,000 and left many street lights dark until repaired. Vandals are most likely working at night, and sometimes over a period of two nights. During the first night they will cut power and then return the second night to remove the wire. Vandals may appear to look like repair crews in uniform with utility trucks. All authorized repair workers will either have a repair vehicle with a logo saying "City of Fremont" or "Republic ITS," an electrical and transportation firm contracted by the City. The Fremont Police Department encourages anyone who witnesses a crime in progress, to call 911 and 790-6800 option 3 for suspicious activity.

Housing Division Update

On Jan. 10, the City Council voted to become the Successor Housing Agency. Unlike the Successor Redevelopment Agency where an Oversight Board will be created, the oversight and responsibility for Housing programs and functions will now be overseen by the City Council. With the dissolution of the Fremont Redevelopment Agency, the City's Office of Housing and Redevelopment closed. The Successor Housing Agency has been repositioned as the Housing Division of the Community Development Department. Still located at 39550 Liberty St., the Housing Division will administer affordable housing programs, policies, and customer service functions commensurate with the limited non-redevelopment funding sources available for these purposes. For more information, contact housing@fremont.gov or 494-4500.



City of Fremont

The City Council meets the first, second, and third Tuesday of each month at 7 p.m. in the City Council Chambers, 3300 Capitol Ave.

Meetings are broadcast over Cable TV Channel 27 or webcast online at Fremont.gov/Webcasts.

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Anu Natarajan
Vice Mayor

Bill Harrison

Suzanne Lee Chan

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Fred Diaz

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City Hall News

Fremont Redevelopment Agency Dissolved *From Page 1*

This newly formed agency is responsible for winding down the former functions of the Redevelopment Agency. The new Agency cannot commence new projects but it may finish projects for which it had third party contracts in place on or before Jan. 1, 2011. The Agency will focus on completing contracts and disposing of the assets owned by the former

Redevelopment Agency, including the Centerville Unified Site, the former Union Pacific lands in Niles (excluding the City-owned Niles Town Plaza and parking lots), and a small vacant remnant parcel at the corner of Central Avenue and Fremont Boulevard. An Oversight Board will be appointed by May 1, 2012, to oversee the Successor Redevelopment Agency. Actions by the

Oversight Board are subject to review by the County Auditor-Controller and the Auditor Controller's actions are subject to review by the State Controller. Read the City Manager's message on the prior page to learn about the City's strategies to keep Fremont competitive in this post-redevelopment era.

Fremont Sustainability Efforts

The City of Fremont has taken many steps to ensure financial stability amidst the longest, deepest recession since the Great Depression. To address budget shortfalls in recent years, the City has reduced staff positions, negotiated labor salary and benefit concessions, and cut back on operational budgets. In October 2011, the City Council approved the Sustainability Action Plan which identified opportunities to further reduce ongoing costs and enhance revenue opportunities while maintaining service levels. Achieving financial sustainability is a concerted effort the City Council and City staff are addressing through a multi-pronged approach that includes a review of the following:

- 1. Service Delivery Model Changes:** A) Outsource landscaping and park maintenance. B) Consolidate police dispatch with Newark and Union City. C) Consolidate Fremont Police Department and Fremont Fire Department dispatch services.
- 2. Compensation Changes:** A) Negotiate two-tier retirement and retiree medical plans for future City employees.
- 3. Expenditure Controls and Shifts:** A) Implement a rotating 4-day / 10-hour Police patrol schedule. B) Civilianize certain Public Safety positions. C) Develop an Information Technology strategic plan. D) Consolidate the Police Department Information Technology into the City's Informational Technology System.
- 4. Revenues Increases:** A) Develop an implementation plan for a "pay to stay" program for the Police Detention Center.



In Memoriam

Mayor Bob Wasserman

Jan. 12, 1934 – Dec. 29, 2011

Mayor Bob Wasserman served on the Fremont City Council since 1992. Prior to his election as mayor in 2004, he spent nearly 40 years in law enforcement, and served as Fremont's Chief of Police from 1976 to 1991.

City Services At-A-Glance

Animal Services

AnimalServices@fremont.gov
790-6630

Building and Safety

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finance@fremont.gov
494-4610

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494-4200

GIS

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494-4800

Housing

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494-4500

Human Resources

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494-4660

Human Services

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574-2050

Maintenance Services

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979-5700

Planning

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494-4440

Police Department

police@fremont.gov
790-6800

Recreation Services

RegeRec@fremont.gov
494-4300

Transportation Engineering

traffic@fremont.gov
494-4745

Our Community

First LEED Certified Home in Fremont

A home completed in November 2011 at 250 Clara Terrace recently became Fremont's first LEED silver certified residence; LEED is the Leadership in Energy and Environmental Design, a national rating system. According to owner and project designer Lisa Tse, the home boasts many "green" features including:

- Room by room heating and cooling (contributing to energy performance that exceeds code by 56 percent);
- Drought-tolerant landscaping;
- Efficient structural framing; and
- Use of environmentally preferable materials and products.

This home is just one example of how buildings in Fremont are getting greener. For more information, go to Fremont.gov/GreenBuilding.



A Vision for Fremont's Future GENERAL PLAN 2030



Check out the **General Plan**, as well as the **Vision Book** providing an overview of the Plan, at Fremont.gov/GeneralPlan.

City Adopts Updated General Plan

On Dec. 13, 2011, the City Council unanimously adopted a comprehensive update of the General Plan, which serves as the City's "constitution" for future land use decisions.

Extensive public input, numerous technical studies, and approximately 50 Planning Commission and City Council work sessions helped create the Plan. It calls for Fremont to serve as a national model for how an auto-oriented suburb can evolve into a sustainable, strategically urban, modern city with the majority of future growth concentrated near transit.

If you have questions, contact Deputy Community Development Director Dan Schoenholz at 494-4438 or dschoenholz@fremont.gov.

New Retail Coming Soon to Fremont

Construction is well under way on the new phase of Pacific Commons called “The Block.” The expansion includes a 16-screen state-of-the-art Century Theaters, Target, and pedestrian-friendly common areas surrounded by additional space for restaurants and specialty retail.

This new entertainment and fashion district will place Pacific Commons as one of the largest centers of its type in the U.S. Target’s grand opening will be in March followed by Century Theaters in April.

And just up the road, Sunflower Farmers Market, a natural and organic foods chain, is putting the finishing touches on their new store in the former

Barnes & Noble in Fremont Plaza on Mowry Avenue at Fremont Boulevard. The specialty market, with its slogan “serious food at silly prices,” plans to open in the spring and is another welcome addition to our community.

Be sure to connect with Fremont Economic Development on Facebook to get all the grand opening details and latest news on leases and development!



“The Block” at Pacific Commons is located at Interstate 880 and Auto Mall Parkway.

Fremont Police Website Gets Extreme Makeover

Last month the Fremont Police Department unveiled its new website, www.FremontPolice.org, complete with easier navigation and an overall more user-friendly design. Information is categorized into four easy to navigate categories: Department, Divisions, Programs, and Services. Homepage links make it easy to get crime data, file an online police report, request vacation home security checks, and subscribe to Nixle for community alerts, advisories, and messages. The Calendar lists Police events and meetings throughout Fremont.



Our Community

BART Warm Springs

The BART Warm Springs Extension project continues its trek south. The subway portion of the project, which broke ground in 2009, is over 80 percent complete. With work under Lake Elizabeth nearly complete, the Lake is expected to be restored before summer.

Warm Springs Constructors was awarded the contract to build the remaining segments of the project in June 2011. The LTSS or Line Track System and Station will build the trackway, infrastructure, and station that will end at a new station in Warm Springs. The project is still in final design, but crews will soon begin a number of peripheral projects, including tree removal along the alignment, relocation of utilities, filling in potholes, and demolition of several structures near the new station. The new station is scheduled to open in late 2015. While project work continues, BART is also seeking input from the community about artistic elements that should be included in the station. At a January public meeting,



Artist rendering of new BART Warm Springs Station.

BART asked Fremont residents for their ideas that artists would incorporate into key design elements at the new station. To have your thoughts included, please email project staff at bartwarmsspringsextension@bart.gov.

Kato Road Grade Separation Project Underway

Construction activities for the Kato Road Grade Separation continue in Fremont to prepare the corridor for

the BART Silicon Valley Berryessa Extension Project. This project will result in a separation of train traffic from vehicle traffic and pedestrians. Kato Road will be depressed underneath the Union Pacific Railroad (UPRR) and future BART tracks providing for safer vehicle travel and protected pedestrian

access under both sets of tracks. Work on this project began in fall 2011. The project will also reduce traffic congestion and improve safety for the local community.

All construction work is being coordinated with the City of Fremont, Union Pacific Railroad, and neighboring businesses. The corridor preparation efforts will also include work at Mission Boulevard and Warren Avenue in Fremont. This work is planned to begin this summer. For more information about the corridor preparation activities or BART Silicon Valley, please contact VTA Community Outreach at (408) 934-2662, (408) 321-2330 (TTY only), or go to VTA.org/BART.



Detour during closure will be Dixon Landing Road, noted in gold.

Beginning in May, a full closure of Kato Road will begin and last for approximately 9 months.

Transportation Expenditure Plan

Implement a wide array of critical transportation improvements that otherwise may never be built.

An efficient transportation system is critical for moving people and goods, retaining businesses, and ensuring access and mobility for the growing and aging population. To that end, the Alameda County Transportation Commission (Alameda CTC) is leading an effort to develop a Transportation Expenditure Plan (TEP) that will implement a large number of transportation projects and programs for Alameda County for years to come. The TEP is proposed to be funded by extending the existing half-cent transportation sales tax in perpetuity and adding a second half-cent in perpetuity. The measure is to be placed on the November 2012 ballot and, if passed by a two-thirds majority, will become the largest source of funding for transportation projects and programs in Alameda County.

The City was successful in getting the following Fremont projects included for full funding in the TEP:

- 1) A new BART Station in Irvington;
- 2) Widening Auto Mall Parkway to six lanes between I-880 and I-680;
- 3) Widening Mission Boulevard to six lanes between I-880 and I-680 and improving the I-680 interchange;
- 4) Widening Fremont Boulevard between I-880 and Grimmer Boulevard;
- 5) Upgrading the current Route 84 between I-880 and Mission Boulevard;
- 6) Adding access from the west side of the new BART Station to be built in Warm Springs; and
- 7) Improving the streetscape on Fremont Boulevard in Centerville.

The TEP will also increase Fremont's local street and road maintenance funding by almost \$2 million annually, provide an 80 percent increase in the City's bicycle and pedestrian funding, and a 90 percent increase in our paratransit funding.

Throughout Alameda County, the TEP will implement a wide array of critical transportation improvements that otherwise may never be built. Passage of the Alameda CTC ballot measure in November will result in a guaranteed source of transportation funding for the residents of Fremont and Alameda County; it will also add jobs and help the economy.



New Electronic Bicycle Lockers at Fremont BART Station

Having safe and secure bicycle parking facilities is an important need for bicyclists. It is also a component of the City's Bicycle Master Plan to encourage bicycle travel in the city. In a joint project, BART and the City recently installed 44 new electronic bicycle lockers at the Fremont BART Station. Each locker allows for multiple users and provides more available bike parking spaces. To operate, the cyclist inserts a smart card that acts as both a debit card and access card; it can be purchased online. The lockers operate on a first-come, first-served basis and are available 24 hours a day, 7 days a week.

The City's contribution to pay for these lockers came from the Transportation Development Act Article 3 Bicycle and Pedestrian funds allocation as well as Alameda County's Measure B sales tax dollars. Questions? Contact the City's Rene Dalton at rdalton@fremont.gov or 494-4535.

Going Social!

The City of Fremont's Social Media Pilot Program is buzzing with excitement. Connect with us!



Find Us on Facebook:

City of Fremont
Fremont Aqua Adventure Waterpark
Fremont Economic Development
Fremont Family Resource Center
Fremont Police Department



Follow Us on Twitter:

@Fremont_CA
@FremontPD



Watch Us on YouTube:

YouTube.com/CityofFremont

Our Community

Fremont Family Resource Center (FRC) Programs



Fremont FRC SparkPoint Center

SparkPoint Centers are family-friendly places where hard-working, low-income people can access a full range of financial services to help them get ahead and achieve long-term financial stability. An initiative of the United Way of the Bay Area, Fremont's SparkPoint is the second in Alameda County and is housed at the Fremont Family Resource Center. Every SparkPoint client will develop a unique plan and have the opportunity to:

- Improve their financial literacy;
- Repair credit problems;
- Obtain free tax preparation; and
- Participate in programs that promote and match savings and, hopefully, improve credit scores.

Educational opportunities and job search assistance are offered by program partners, including Fremont Adult School, Ohlone College's One Stop Career Center, and Tri-City Volunteers.

The FRC SparkPoint Center builds on the Fremont Family Resource Center's collaborative model with many co-located agencies serving families and individuals at one convenient location—39155 Liberty St.

To learn more about SparkPoint, go to sparkpointcenters.org/sparkpoint-at-fremont-frc or call 574-2020.

Peer Lending Circles — New Way to Improve Credit Scores

Do you want to improve your credit? If so, the Fremont Family Resource Center's new financial program, Peer Lending Circles, may be for you. It's a formal credit-building peer loan program designed to help low-to-moderate income people access a no fee, no risk, very small loan that improves credit scores. Better credit opens the door to more favorable credit card or loan terms so you can buy that house, car, or maybe start a business.

Informal lending circles exist worldwide under various names. It's where a group of friends or relatives get together, make monthly contributions to a pot of money, and then trade off taking the money. It helps people save money and get a free loan. The Fremont FRC's formal lending circle has additional benefits. It incorporates legal loan documents and utilizes a bank to automatically collect the monthly contributions (loan payments) and then rotates depositing the money (loan) to each member. The one-time payments are then reported to credit bureaus which increase credit scores.

Mission Asset Fund (MAF), the San Francisco nonprofit that developed this unique credit-building program, has already seen tremendous results. In three years, it has processed over 350 loans with a 0 percent default rate and an average credit score increase of 49 points.

To qualify for this program, you must be over 18, have a standard checking account, and proof of income.

For more information, go to Fremont.gov/PeerLending or call the Fremont Family Resource Center at 574-2020.



Members of one FRC Peer Lending Circle have increased their credit scores through this program.



Saving Fremont Taxpayers over \$18 Million

On Jan. 19, the Fremont Unified School District refunded its 2002 bonds, saving taxpayers \$18 million.

"Refunding" (or refinancing) bonds is similar to refinancing a home mortgage. Homeowners refinance their home mortgages for lower interest rates, ultimately saving money by reducing their monthly mortgage payments and/or shortening the years of mortgage debt. Similarly, refunding the District's 2002 bonds means that the District will reduce the overall cost to taxpayers by refinancing to lower interest rates. Bond refunding generates savings that go right back to taxpayers in the form of decreased property tax bills. This means 100 percent of the savings go back to taxpayers and not one penny to the District.

The District is thrilled to provide over \$18 million in savings directly to Fremont taxpayers in the form of decreased property tax bills.

For questions regarding the refunding, contact Micaela Ochoa at 659-2572 at FUSD.



Niles elementary students: Headed to the future!

Planning for 21st Century Classrooms, Schools

FUSD students and schools are consistently recognized for excellence, making Fremont Unified School District one of the premier school districts in the Bay Area.

FUSD is completing a Facilities Needs Assessment that will serve as the foundation for the District's Long-Range Facilities Plan. As part of the assessment, the District will complete a review of classrooms and science labs, playgrounds, kitchens, restrooms, heating and cooling systems, school site capacity, libraries, technology, communications systems, and roofs among other facility and structural needs.

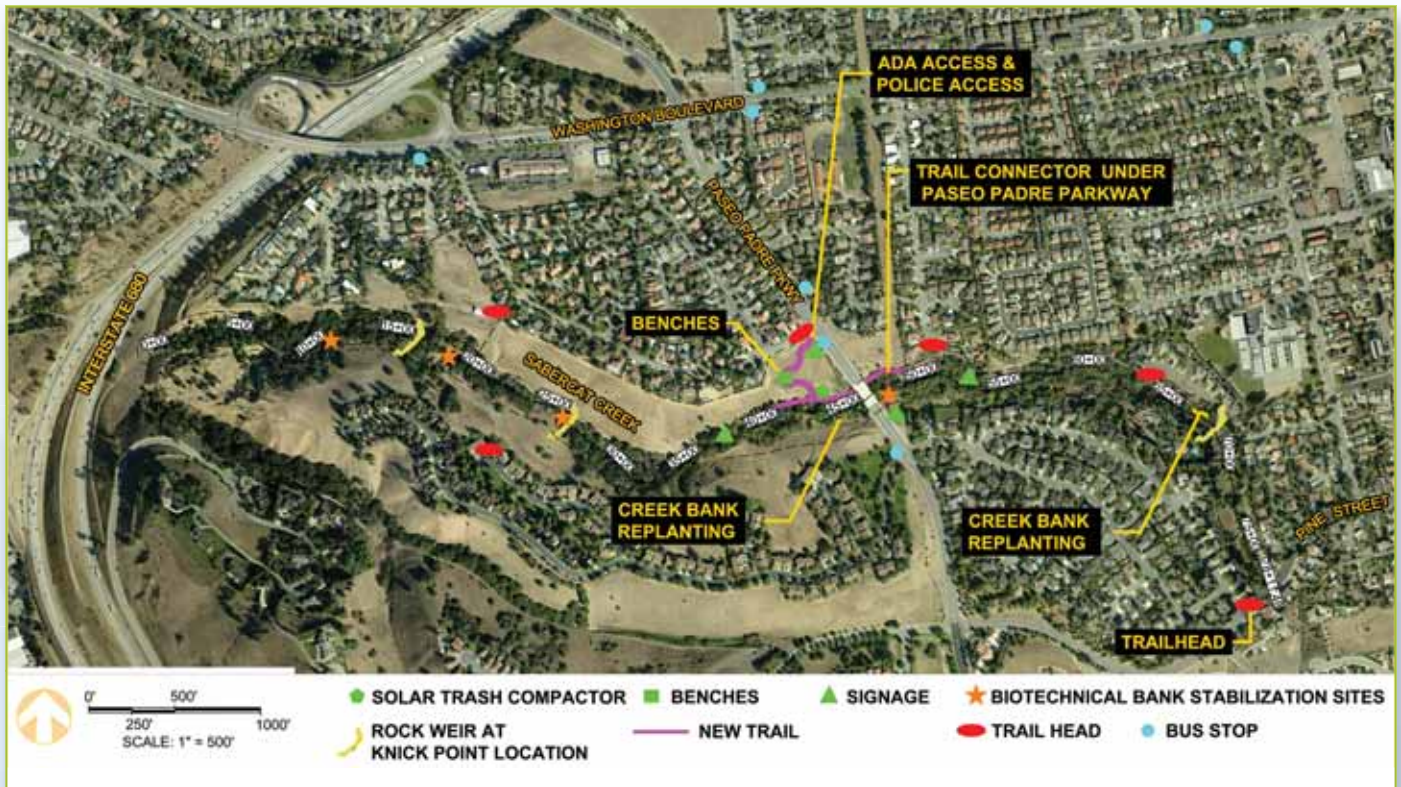
In early February, the District held two public meetings to receive input from the community as a component of the Facilities Needs Assessment. These meetings were well attended by parents, staff, students, and other community

members. The feedback gathered from those who participated will become part of the long-term facilities plan. FUSD looks forward to presenting the completed Facilities Needs Assessment to the community at the Board of Education meeting on March 28.



Honored by the College Board

FUSD was placed on the College Board's 2nd Annual Advanced Placement (AP) District Honor Roll for significant gains in AP access and student performance. By taking college-level courses and exams while in high school, FUSD students earn college credit and stand out in the college admission process. FUSD was one of nearly 400 districts in the nation to receive this distinction for simultaneously increasing access to AP coursework while maintaining or increasing the percentage of students earning high scores on AP exams.



Sabercat Creek Opens for Public Enjoyment

Made Possible by \$1.2 Million in Proposition 50 Grant Funds

Thanks to \$1.2 million in Proposition 50 grant funds, which were distributed through the California River Parkways Grant and additional funding from Alameda County Flood Control District, the City has completed The Sabercat Creek Public Access and Riparian Habitat Improvements project. Proposition 50 is the Water Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002, which authorized the Legislature to appropriate funds to benefit river parkway projects.

Some of the enhancements to Sabercat Creek located in the Mission San Jose district include:

- New safety vehicle and ADA access west of Paseo Padre Parkway;
- Connector trail under Paseo Padre Parkway including the addition of lights;
- Installed rock weirs to prevent further stream bank erosion;
- Biotechnical stream bank stabilization; and
- Riparian enhancement that included removing exotic plants and planting natives.

A grand opening celebration of Sabercat Creek is scheduled for **Friday, May 4 at 2 p.m.** Go to Fremont.gov/Sabercat for complete details. In the meantime, stop by and take a walk on the new trail, and enjoy the rich plant and wildlife of the area.

Single-Use Bag Reduction Ordinance

Get your reusable bags ready. Single-use plastic carryout bags will no longer be an option at the checkout line when countywide restrictions take effect in the New Year.

Despite numerous voluntary efforts to promote reusable bags countywide, plastic bags comprised 9.6 percent of litter collected during coastal cleanup days (based on 2008 data) in Alameda County.

The Single-Use Bag Reduction Ordinance bans single-use plastic carryout bags in Alameda County at some stores as of Jan. 1, 2013. Recycled content paper bags may be provided but only if the retailer charges a minimum price of 10 cents for each bag. The ordinance does not ban single-use bags used to transport produce, bulk food, or meat from within a store to the point of sale.

This ordinance will benefit Alameda County by:

- Reducing the number of bags going to the landfill;
- Decreasing the problems caused by plastic bags at recycling processing centers;
- Reducing environmentally harmful trash in storm drains and creeks; and
- Helping local jurisdictions meet conditions of their storm water permit to reduce litter.

To learn more about the ordinance go to Stopwaste.org/News.

Bay-Friendly Garden Tour

Ninth Annual Regional Bay-Friendly Garden Tour
Sunday, April 29, 10 a.m. to 4 p.m.
Showcasing Natural Gardening Techniques

The annual tour continues to celebrate the diverse styles of Bay-Friendly with over 20 private gardens featured in geographic clusters throughout Alameda County, including nine gardens in Fremont (with a walking cluster in Irvington) and Newark.

The tour showcases real local talent. Come see how gardeners are growing edibles year-round and creating community connections through their gardens.

LEAF Community Garden's nursery manager will host a talk in their Niles garden on tour day and share tips for propagating your own vegetable starts. Fremont gardener Phil Stob will also be on hand in his garden to share tips for starting and growing California natives.

The cost is \$10 per tour guide book, which enables participants to attend the tours in Alameda, Napa, Santa Clara, and Marin counties. Registration is required.

Go to BayFriendlyCoalition.org/GardenTour by April 20 to register and purchase a guidebook with garden directions and descriptions. For more information, call 859-8026 x2.



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Green Spring Events

Fremont's Earth Day Fair

Saturday, April 21, from 11 a.m. to 3 p.m.

Washington West Building main auditorium, 2500 Mowry Ave.

This year's event is hosted by the City's Environmental Services Division and Washington Hospital. This is a great opportunity to learn more about local environmental programs such as free home energy audits, proper disposal of medicines and other hazardous waste, recycling, bay-friendly gardening, and fun activities for kids. There will also be a community cleanup at Lake Elizabeth.

To volunteer for the community cleanup meet at Stivers Lagoon in Central Park (across from the Water Park) at 40500 Paseo Padre Parkway at 9 a.m. For more information visit Fremont.gov/EarthDay or call the Environmental Services Division at 494-4570.



Fremont's Annual Compost Giveaway

Sunday, March 25, 8 a.m. to noon (This is a rain or shine event.)

Fremont Recycling and Transfer Station located at 41149 Boyce Road.

Follow the signs and watch for the traffic controls that will direct you to the loading area where crews will place the compost into your vehicle. The compost is made with yard waste and food scraps collected from Fremont's curbside collection program. To receive your two free bags of compost you must currently subscribe to curbside organics collection and have a green cart. Bring your most recent Allied Waste Services garbage bill. If your neighbor or a family member is unable to attend, you may bring their Allied Waste Services bill and pick up compost for them.

This event is brought to you by the City of Fremont, in partnership with Allied Waste Services and Fremont Recycling and Transfer Station. For more information, contact Allied Waste Services at 657-3500.



See Pages 10-11 for more Environmental Services news and events.